

CITY OF BELMONT

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, SEPTEMBER 2, 2008, 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Frautschi, Reed, McKenzie, Mayer, Mercer
Commissioners Absent: Horton

Staff Present: Community Development Director de Melo (CDD), City Attorney Zafferano (CA), Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of August 5, 2008

MOTION: By Commissioner Mercer, seconded by Commissioner Mayer, to accept the Minutes of August 5, 2008, with the correction to indicate that the meeting date was a Tuesday rather than Thursday.

Ayes: Mercer, Mayer, McKenzie, Reed, Parsons

Noes: None

Absent: Horton

Abstain: Frautschi

Motion passed 5/0/1/1

5. STUDY SESSION

5A. Discussion of Belmont Zoning Code Section 12 - Planned Development

CDD de Melo summarized the staff memorandum then asked the Commission if anyone had questions.

Commissioner Mayer recommended CDD de Melo start from the beginning of the code and walk through it section by section.

General questions and discussion ensued among staff and the Commission.

6. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

6A. Motel 6 – 1101 Shoreway Road
No update.

6B. NDNU (Koret) Athletic Field
Still looking to schedule a meeting of the Task Force.

6C. Charles Armstrong School – 1405 Solana Drive
It has been 30 days since meeting with Armstrong representatives. They needed 30-35 days to prepare for a more expanded discussion. Will continue to track.

6D. Ralston/US-101 Landscape Project
Next step is to have Belmont City Manager's office to speak to the Redwood City City Manager's office to find out where there might be some opportunities to get the project back on track. The plans are just about bid ready.

6E. Potential Joint City Council Study Session-AT&T Light Speed Project, 9/9/08 Meeting
Study Session will start at 6:30 but will not be a joint meeting. Planning Commissioners were encouraged to attend even though they will not have a review over the encroachment permits. The Staff Report will be available after 9/4. Staff and AT&T will both be making presentations. Notices were sent to 2500 residences, all within 500 feet of the potential location of the 34-43 boxes. Commissioner Frautschi called attention to news articles about how other cities had dealt with AT&T.

6F. 1222 – 1224 North Road
Gave information to Council regarding the access easement. There is ongoing code enforcement for these two properties. He will remove this item from future agendas.

6G. Safeway – 1100 El Camino Real
Will follow up to be sure that the grates surrounding the trees have been popped, and he will be getting a report on the cigarette butt litter next to the building and on Peet's property.

6H. Emmett House
Has been trying to coordinate a subcommittee meeting. Chair Parsons offered to hold the meeting at his home if it is scheduled for a weekend.

6I. San Mateo Development – North Road/43rd Avenue
A brief staff memo had been placed on the dais regarding this proposed development at 7-15 43rd Avenue in San Mateo. He noted that the project includes changes to the 43rd Avenue elevation, changes to the rear of the building, the continuation of the sidewalk, new curb and gutter, and existing and proposed driveway cuts that comply with City of Belmont standards, and continued street tree program. All garbage, sewer, water, storm and cable services are to be served from the City of San Mateo.

Chair Parsons strongly disapproved of the project and did not see it as an improvement. He commented as follows:

- The developer is building a large trash receptacle on the North Road side and will be putting garbage there rather than across the front.
- He did not see any proposed landscaping other than 3 trees; the balance is paved for parking.
- He asked if Belmont is required to authorize an additional curb cut into a residential neighborhood for a business. He did not believe Belmont would give commercial access on a residential street.
- A nice front is being put on the building and Belmont is getting the ugly end.
- He believed it is the responsibility of City staff to do something about it. The Belmont residents in the neighborhood have the right to a nice residential street rather than looking at garbage dumpsters and parked cars.
- It is not going to look any better and is ugly.
- It does not look residential but looks like a business.

Commissioner Frautschi concurred with Chair Parsons, adding the following comments:

- He did not believe anybody on North Road was notified about the design review process and the City had no input.
- He pointed out that they are saying they have a 3-car garage and 3 spaces outside for guest parking, but their picture illustrates 5 cars parked outside. He believes visitors will be physically parking along Belmont streets without paying taxes to maintain them.

- He did not think it was acceptable that they neglected to get an encroachment permit from Belmont.
- Belmont Parks & Rec has a tentative plan to turn a strip into an urban forest which would totally screen that San Mateo commercial area from the residential area.
- People in that neighborhood have supported Belmont in the past but he did not believe Belmont has supported the residents on this issue.
- He did not believe Belmont should be approving more curbs. He suggested they should put up a fence and plant lots of trees.
- All Belmont will get is more traffic and garbage.

Chair Parsons asked if staff had researched how access was provided originally for the subject properties and if they had an easement through the other people's properties to get behind their buildings.

Commissioner Mercer stated that she had assumed the dumpster was going away but it appears that it is not.

Commissioner Reed pointed out that as long as he has lived in that area of town it is has looked derelict – a lot of mud, a lot of trash, and a dumpster. It looks like an urban ghetto, so anything that shows up will be an improvement, even if it is a well paved parking space and a dumpster hidden by a lattice work. He concurred with Commissioner Frautschi that Belmont has not done anything with this easement or for the nearby residents, and felt that a paved parking space would look better than a mud hole full of trash.

CA Zafferano stated that he will meet with staff to determine what the legal options might be in terms of what sort of leverage the City might have both with the developer and the City of San Mateo.

Commissioner Frautschi added that he expects that neighborhood to go through massive renovations in the next ten years, and if San Mateo's intent is to go for mixed use for the whole block they are not looking at just the one curb cut. He felt that Belmont has to be very clear about the direction it wants to go and how they interface with the City of San Mateo.

CDD de Melo stated that he will report back to the Commission on this issue.

7. CITY COUNCIL MEETING OF TUESDAY, SEPTEMBER 9, 2008

Liaison: Commissioner Frautschi
Alternate Liaison: Commissioner Horton

9. ADJOURNMENT:

The meeting was adjourned at 8:50 p.m. to a Regular Planning Commission Meeting on September 16, 2008, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

CD's of Planning Commission Meetings are available in the
Community Development Department.

Please call (650) 595-7416 to schedule an appointment.